

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD AGENDA

**Tuesday, September 8, 2015
9:00 A.M.**

CITY COMMISSION CHAMBERS

I. APPROVAL OF AFTER-ACTION

1. July 14, 2015 Meeting

II. REQUESTS FOR CONTINUANCES/OTHER

1. HPB File No. 7534, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **2113 Collins Avenue. [Staff is recommending a Continuance to the October 13, 2015 meeting.]**

III. NEW BUSINESS

1. Discussion – 846 Lincoln Road update
2. Discussion – Lincoln Road Master Plan Draft
[To be heard at approximately 3:00 p.m.]

IV. REQUESTS FOR RE-HEARINGS

1. [HPB File No. 7515, 1901 Collins Avenue – Shore Club Hotel](#). The re-hearing applicants, Setai Resort and Residences Condominium Association, Inc., Dr. Stephen Soloway and Setai Hotel Acquisition, LLC, are requesting a re-hearing of the May 12, 2015 decision of the Historic Preservation Board wherein it approved a Certificate of Appropriateness for the partial demolition and renovation of the existing ‘Contributing’ structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story ‘Non-Contributing’ structure and landscape and hardscape modifications, with the exception of the demolition proposed for the Cromwell Hotel structure located along 20th Street. If the request for a re-hearing is granted, the matter may be heard immediately.
2. [HPB File No. 7515, 1901 Collins Avenue – Shore Club Hotel](#). The re-hearing applicant, G200 Exchange, LLC, is requesting a re-hearing of the May 12, 2015 decision of the Historic Preservation Board wherein it approved a Certificate of

Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story 'Non-Contributing' structure and landscape and hardscape modifications, with the exception of the demolition proposed for the Cromwell Hotel structure located along 20th Street. If the request for a re-hearing is granted, the matter may be heard immediately.

V. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. New applications

- a. [HPB File No. 7515, 1901 Collins Avenue – Shore Club Hotel.](#) The applicant, Shore Club Property Owner LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story 'Non-Contributing' structure and landscape and hardscape modifications. Specifically, the applicant is requesting to modify condition I.C.1.b. in the previously issued May 12, 2015 Order and condition I.C.1.d. in the previously issued July 14, 2015 Order to allow for the introduction of balconies on the north façade of the existing Cromwell Hotel structure located along 20th Street.
- b. [HPB File No. 7528, 232 5th Street.](#) The applicant, 232 Collins Washington Holdings, LLC, is requesting a modification to a previously issued Certificate of Appropriateness for the partial demolition and renovation of an existing 2-story building. Specifically, the applicant is requesting the deletion of condition I.C.1.c. requiring a fully enclosed air conditioned trash room to be located within the envelope of the building.

VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued applications

- a. [HPB File No. 7551, 235 30th Street – Samantha Suites Hotel.](#) The applicant, 3031 SJ Realty, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site and the construction of a new 1-story rooftop addition including variances from the minimum required hotel unit size, from the minimum the required side yard setbacks, and from the minimum required sum of the side yards setback.
- b. [HPB File No. 7545, 1717 Collins Avenue – Surfcomber Hotel.](#) The applicant, Chisholm Properties South Beach, Inc., is requesting variances to reduce the required side and rear setbacks within the oceanfront overlay district for an open structure and deck, and variances to reduce the minimum required side and rear setbacks for a perimeter fence.

[Application was approved on June 9, 2015 with the exception of the variance for the perimeter fence]

2. New applications

- a. [HPB File No. 7519, 2901 Collins Avenue – The Edition Hotel.](#) The applicant, Seville Acquisition, LLC, is requesting variances to reduce the minimum required side and rear setbacks for a perimeter fence.
- b. [HPB File No. 7542, 1024 Michigan Avenue.](#) The applicant, Ombretta LLC, is requesting a Certificate of Appropriateness for partial demolition, renovation and restoration of the existing 1 and 2-story Contributing buildings and the total demolition of the 1-story Non-Contributing accessory building and the construction of a new 3-story multi-family building at the rear of the property, including a variance to reduce the required pedestal rear setback.
- c. [HPB File No. 7549, 400 Collins Avenue.](#) The applicant, Savoy Hotel Partners, LLC, is requesting a Certificate of Appropriateness for the construction of a new 7-story main use parking garage, including variances to reduce the required rear setback and to exceed the maximum allowed projection into the required front setback.
- d. [HPB File No. 7550, 800 Lincoln Road.](#) The applicant, South Beach TriStar 800 LLC, is requesting a Certificate of Appropriateness for the partial demolition, restoration and renovation of the existing 'Contributing' structure on the site and the construction of a new 1-story rooftop addition and new 3-story ground level addition, including variances to reduce the required rear pedestal setback and to not provide the minimum required parking for off-street loading spaces.
- e. [HPB File No. 7553, 1024 Lenox Avenue.](#) The applicant, Daniel Marinberg, is requesting an after the fact variance to reduce the required pedestal rear setback to permit a perimeter structure to enclose the rear yard for the apartment unit number 5.
- f. [HPB File No. 7554, 1776 Collins Avenue – Redbury Hotel.](#) The applicant, SOBE Hotel Miami Beach, LLLP, is requesting a variance to extend the hours of operation for an accessory outdoor bar counter adjacent to a residential unit.
- g. [HPB File No. 7559, 6084 Collins Avenue.](#) The applicant, Harding Hotel, LLC, is requesting a Certificate of Appropriateness for the construction of a new ground level swimming pool, including variances to reduce the required front setback for a pool, pool deck and paving for driveway.
- h. [HPB File No. 7557, Citywide Distributed Antenna System \(DAS\) Nodes.](#) The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed

Antenna System (DAS) node within the public right-of-way at the following approximate location: **1291 Drexel Avenue.**

- i. **HPB File No. 7558, Citywide Distributed Antenna System (DAS) Nodes.** The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **301 14th Street.**
- j. **HPB File No. 7563, Citywide Distributed Antenna System (DAS) Nodes.** The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **201 9th Street.**
- k. **HPB File No. 7564, Citywide Distributed Antenna System (DAS) Nodes.** The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **201 Ocean Drive.**
- l. **HPB File No. 7565, Citywide Distributed Antenna System (DAS) Nodes.** The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **700 3rd Street.**
- m. **HPB File No. 7566, Citywide Distributed Antenna System (DAS) Nodes.** The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **201 17th Street.**

3. After-the-Fact Applications

- a. **HPB File No. 7390, 1500 Collins Avenue and 1455 Washington Avenue – Haddon Hall and Campton Apartments.** The applicant, Haddon Hall Hotel Owner, LLC, is requesting After-the-Fact modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story hotel, including a partial 1-story rooftop addition, the partial demolition and renovation of an existing 2-story non-contributing structure, including a 1-story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development. Specifically, the applicant is requesting additional demolition than was previously approved.

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

IX. NEXT MEETING DATE REMINDER
Tuesday, October 13, 2015 at 9:00 a.m.

X. ADJOURNMENT

These applications have been filed with the Planning Department for review by the Historic Preservation Board, and will be considered pursuant to the Board's authority under Miami Beach City Code Chapter 118, Article II, Division 4 and Chapter 118, Article X, Divisions 1-3 of the City's Land Development regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Historic Preservation Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).